

Garages and Outbuildings/Reconstruction/Demolition

Garages and Outbuildings

In the early years of Albemarle Park, guests were delivered to the Inn and their cottages in horse-drawn carriages. There was a stable behind the Manor and there was a Public Garage to the south of Fir Tree on Charlotte Street.

Private garages were added as the Cottages became private residences.

Original outbuildings built prior to 1920 should be preserved and treated as historic structures.

Each new garage or outbuilding shall be compatible in design with the main building on the property it serves, in terms of roofline and form, materials, color and fenestration.

Garages and outbuildings shall be free-standing structures. No attached garages or outbuildings are allowed.

Metal utility sheds, metal carports, and metal garages are not allowed.

Reconstruction

Should a significant cottage or structure burn down or otherwise be removed from its site, any new construction shall be built upon the same basic footprint.

Owners are encouraged to replicate the lost structure as best they can upon the original foundation. In cases where that is not to be done, and a new design is being considered, the footprint of the new structure shall not deviate more than 10% from the original footprint, in either a greater or lesser configuration.

Demolition

Demolition of any structure in Albemarle Park is strongly discouraged except where necessary to secure the public safety.

When the HRC receives an application for the demolition of a building, it may order the demolition to be delayed for up to 180 days in order to provide time to thoroughly examine all preservation alternatives.

During this period, the Commission will decide if the building contributes to the historic character of the district, if the building can be adapted to serve the owner's needs, if the building can be moved or if there are potential owners willing to restore the building.

The Commission can reduce or waive the delay when it is satisfied that such delay would serve no useful purpose.

Applicants for demolition may be required to provide the complete chain of title and other documentation detailing the history of the building they wish to destroy.

Additions to Existing Structures

Most early additions to the buildings in Albemarle Park were done in such a way that they "blend in" with the original architecture.

Casual inspection does not distinguish them from the original building.

Examples are:

- 1) The 1903 wing to the Manor
- 2) The 1914 wing to the Manor
- 3) The 1914 addition to Manzanita (east elevation)
- 4) The 2-story addition to Chestnut Hill (west elevation)
- 5) The enclosure of Chipmunk's porch and the addition at the southeastern end.
- 6) The lengthening of one wing of Milfoil by one bay (approximately 12 feet).

Some additions can be recognized with ease on first glance.

Some examples are:

- 1) The semicircular enclosure of the porch on the western elevation of the original Manor.
- 2) The two additions on the north elevation of Manzanita.
- 3) The enlargement of Possum Trot's garage.
- 4) The enlargement of the Clubhouse.

Additions shall be subordinate to and compatible with the original structure and shall in no way overwhelm the original structure.

They shall be compatible with the structure in terms of materials, roof form, window design and all other visual elements.

Additions to the Type 1 facade are not allowed.

Additions shall be done in such a way as not to alter drastically the overall appearance of the original building.

New Construction

The HRC & New Construction

The Historic Resources Commission welcomes new construction in Albemarle Park as long as it is designed to be compatible with the historic environment in terms of size, scale, color, material and other characteristics noted in these Guidelines.

Two other points about new construction projects deserve mention here:

1. The Commission does not recommend copying an existing historic building or literally designing in an historic style. Instead, it strongly encourages innovative new design solutions that are fully "contemporary" - obvious products of the current time - that are interpretations done in one of the three significant architectural design styles of Albemarle Park, and are compatible with the historic environment.
2. The Commission strongly encourages consultation with the HRC at the earliest planning stages of a project, to prevent an owner's investing in unapprovable plans. For major new construction projects especially, preliminary plans should be approved before proceeding with design development.

Building Size & Scale/Alignment & Orientation on Lot

Though the significant structures in Albemarle Park are each quite individual in design and appearance, there are some basic similarities among them.

The footprint of each cottage is compact in relation to the overall size of the structure, with the length of the structure rarely exceeding one-and-a-half times the width. Except for Dogwood cottage, there are no long, narrow structures among the original cottages.

There are no simple one-story cottages in Albemarle Park. The cottages range from one-and-a-half to two-and-a-half stories in height, when viewed from the front, the Type 1 Facade. Many cottages appear to be much larger from other aspects due to the way in which they are situated on a steep bank. Galax, from the rear, for instance, appears to be three-and-a-half stories tall.

New construction shall be designed with similar massing.

One-story, ranch-style houses with simple, low-pitched roofs are not allowed.

The Design of New Construction

New construction which accompanies existing structures shall be done in the same style of the existing structure.

New construction on empty lots shall be done in one of the three significant design styles of Albemarle Park as described in the section, Architectural Design Characteristics.

New construction shall maintain existing site slopes and topography. Cut and fill shall be kept to a minimum.

When new construction is proposed on previously unimproved land, the criteria by which it is judged shall include the following:

- 1) Does the proposed construction comply with the spirit and intent of Samuel Parsons' original plan as described in How to Plan the Home Grounds?
- 2) Is the proposed design compatible with the designs of the other significant structures in Albemarle Park?
- 3) Does the proposed building take advantage of the existing landscape rather than cause significant disruption to it?